

Regular Meeting of the
Board of Mayor and Council
City of McKenzie
McKenzie, TN 38201
March 13, 2025

- A. Call to Order – Mayor Griffin
- B. Prayer & Pledge of Allegiance – Councilperson Alexander
- C. Roll Call

Vice Mayor Beeler - Present
Councilperson Alexander – Present
Councilperson Armpriest - Present
Councilperson McBride - Present
Councilperson Townes - Present
Councilperson Young - Present

- D. Mayor's Welcome:
Mayor Griffin called the meeting to order at 6:00 p.m. At this time, he extended a warm welcome.
- E. Approval of Minutes:
Motion made by Councilperson McBride, seconded by Councilperson Armpriest to approve the minutes dated February 13, 2025.

Motion carries

- F. Financial Matters:
None presented.

- G. Old Business:
 - a. Discuss / approval of presentation of Mulberry Park plans.

Mayor Griffin presented the new plans for the soccer complex at Mulberry Park with paperwork showing the investment for years 3, 5 and 12 from the city in four different phases. Phase 1 would be started this summer with the relocation of Locust Street, sodding the 11/14-year-old field including irrigation, over-seeding and mulching all the fields, graveling the concession and Mulberry Street parking lots and resurfacing the basketball court. He said there had been some questions as to why we were graveling the concession stand parking lot if we were not building the restrooms and concession stand until Phase 2. When we first brought this to you, the National Guard was going to build the concession stand, but as you can see, we are estimating \$ 200,000.00 for that building, so my recommendation was to keep the current facility restrooms, because at

this time the soccer league does not offer concessions, so it is not the highest priority, but they could set up a tent and provide water and canned drinks until we could get to that phase; just to be the best stewards of our money, because if we did that we would be over half a million dollars. Looking at that over a 3, 5 or 12 year period, we would not be able to afford that type of payment. I have phased it out and feel like we could afford the 77,000.00 payment in the years 2025-2028. Phase 2 would be focused on a five- year due to our funding and how we feel what the city can invest. Phase 2 would be lighting the soccer field, and feel the figure of \$300,000.00 is on the high side. We feel we can use the poles that are already there and possibly retro-fit the lighting, or maybe use the poles and purchase new lighting. At that point, I feel we could focus on building the restrooms and concession stand. Then we would widen and resurface the walking trail. That gets us to 2033. Again, Phase 1 is three years, Phase 2 is five years, and Phase 3 would be three years. Phase 1 graveling of the parking lots, Superintendent Mercer and I have talked and that cost would be a 6" depth, so that when we are ready to asphalt it would have a good base. The maintenance drive would be long term, as we get to the corner of park. Phase 4+ is doing a playground expansion and possible pickleball courts, which I am not sure if those courts would make sense, or if other basketball courts would be what that community would prefer. I think at that point, we could just fine-tune what would be the best option. I have played with the numbers moving them in and out; if you will now look at the second page titled Mulberry Park Soccer Complex Investment. Unfortunately, I am looking to finance, as I am looking at this as an investment. Looking at Phase 1, not saying that it would take us three years to pay that, but we would want to have that paid before we look at starting anything in Phase 2. Phase 2 and Phase 3 are estimates, the numbers will change because of interest rates. If approved, we could start Phase 1. April 9, Mr. Brad Hurley will come and speak to the Parks & Recreation Board about having a master plan. Going through public meetings, which would take approximately 3 or 4 months, we would hopefully then be approved by the State in order to apply for LPRF grants, which are 50/50. These phases could happen sooner if we had the LPRF grants as well. I have spoken with Dr. Barden and he expressed perhaps partnering with us by moving high school and middle school soccer to the 11-14-year-old field pending it would have lights. Stopping now to answer any questions.

Councilperson McBride asked if we would want to consider any other terms, like maybe seven years, so it is between five and twelve? Mayor Griffin said yes, that could be considered as well. He said he was not sure he would still be setting in this seat and wanted to have any projects paid or ending, so not to leave someone to inherit a lot of debt from under this administration.

Councilperson Young wanted to be sure that what had been said was that Phase 1 would be paid before beginning Phase 2. Mayor Griffin responded yes. He also stated that if we starting receiving grants, we could put the loan money in a separate account where the loan would sit and if we did not utilize it, we could pay it back early. Councilperson Young then asked if the figures on Phase 1 were an estimate and was

told by the mayor no. The relocation and sod came from the engineer. Director Mercer and I worked on the parking lots, due to Director Mercer just finishing some work at the city park, these numbers should be pretty accurate. Phase 1, we should only be looking at financing 206,000.00 because of the ARPA money that had been previously set aside in the previous administration. Phase 2 you can see the \$50,000.00 from Norendal, which is earmarked for lighting and paid out over a 3-year period.

Mayor Griffin said his recommendation was for the three-year term on Phase 1, so that by spring of 2026 the fields would be ready to use.

Attorney Pemberton said that we need to specify in the motion that Phase 1 would be paid before we went to Phase 2.

Councilperson Alexander asked if we would vote on all three phases tonight or just on Phase 1.

Attorney Pemberton said that the way cost had been rising in the past years-it is speculative at this point to know the cost of the other phases. We do have a good figure to base Phase 1 on. My recommendation would be to only approve the project that is currently in front of you of Phase 1 with a three-year commitment and financing and that be all that you would approve and that the city not embark on additional phases until it is paid. That is the most fiscally sound model to approach. Then in three years, you can come back and look at the numbers for Phase 2.

Councilperson Armpriest asked if there was internet there and Mayor Griffin responded not at this time – only had for the cameras, but it could be doable and he would make note of that to check.

Question was asked from Mr. Armand, from community seating if it would be possible to raise additional funds for the fields from donations, such as naming the field after the donor which could help expedite some of the phases. Mayor Griffin replied yes and we could take those donations and apply to the loan. Mayor Griffin asked the soccer chair if he had any comments, and he responded that there had been some communication with business who are interested in different sponsorships. Mayor Griffin said he felt with the visual we had of the complex, that would be helpful in getting sponsorships. He stated again, that yes, he would love to get Phase 1 and Phase 2 both approved, but to be the good stewards that God wants us to be and to provide the services for our community, we need to only consider Phase 1 for three years makes the most sense at this time.

Attorney Pemberton said that if someone gave a donation for a specific thing, it could only be moved up if paid in its entirety.

Mayor Griffin said these papers are just giving us a roadmap as to where we are heading. I feel that by the end of December, we will be able to apply for LPRF loans. We just have to get this Master Plan completed and it will have to come before the council for approval before it can go before the State, so you will have input and buy in for that. Unfortunately, we either sit

and wait for the Master Plan or we do the financing at this time.

Councilperson Armpriest if we have the loan in place, would that be an issue for obtaining grants. Mayor Griffin did not feel so. He did state that he would be meeting with Ms. Josefina Batton on a healthy building grant focusing on restroom facilities. He will be meeting with her on Friday and said that both the parks were in need of new restroom facilities. He then asked for any questions? Hearing now asked for the motion.

Vice-Mayor Beeler made the motion to pass Phase 1 with three-year note stating it would be paid before beginning Phase 2. 2nd by Councilperson Townes.

Mayor Griffin then asked for a roll call vote:

Councilperson Young	Y	Councilperson Townes	Y
Councilperson Armpriest	Y	Councilperson McBride	Y
Councilperson Alexander	Y	Vice Mayor Beeler	Y

Motion passes

b. Strategic Planning Dates:

Mayor Griffin informed the council that he had checked on pricing at the Paris Landing Lodge and it would be close to \$3,000.00, so I would encourage us to stay local. He felt it would just be a better option to have a day at the depot, separating department heads and having the council members in pairs to hear their vision and then write down your thoughts. We will then walk away with the top 3 goals for each department and discuss how to accomplish these goals. Council was asked to check their calendars for a date. April 17th @ 9:00 a.m. and was chosen as a day that would work.

Motion to approve made by Councilperson Young and 2nd by Councilperson Townes.

Motion carries

H. New Business:

- a. Resolution for former Mayor Walter Winchester was read by Mayor Griffin to the council and the public. He then informed the council he would present this to Mr. Winchester's family at his celebration of life at Bethel Baptist Church in McKenzie.

Motion to approved by Councilperson McBride, 2nd by Councilperson Townes.

Mayor Griffin then asked for a roll call vote:

Councilperson Young	Y	Councilperson Townes	Y
Councilperson Armpriest	Y	Councilperson McBride	Y
Councilperson Alexander	Y	Vice Mayor Beeler	Y

Motion passes.

I. Citizens Input

Adam Czajkowski of 254 Linden Street asked to address the council concerning large dogs not on leashes and running around. I understand the animal control person works another job and can't always get there immediately, and very grateful that the police can come to help. People don't always check that the batteries are still good on the shock collars and that can be a reason they are running at large. I have read the city ordinance and see that it states the lease can be up to 8 feet. We have seen several times where these large dogs are roaming and we have had to change our route walking our little dog. We had an experience with a large dog creating a slight injury with our small dog. Any help would be greatly appreciated.

Mayor Griffin apologized for their dog's injury. We have had some conversation about putting animal control under the police department, because due to the present control officer, he may be on another job with his public works employment, so getting there in a rapid response time can be hard. That reason is why we have started some internal conversation on these changes and would love to have Mr. Czajkowski a part of it.

J. Department Head Reports:

Chief Tucker with Fire Department stated they had responded to 54 calls. 22 EMS calls assist with medical/ EMS crew, 10 EMS call, party transported by non-fire agency and several others, 4 motor vehicle accident with no injuries, 4 alarm system activations, no fire- unintentional 10 EMS call, party transported by non-fire agency and several others. Chief Tucker also stated that he and Assistant Chief Arnold had been in Jackson all week for a TBI Class for fire investigations.

Water Superintendent Earnest Umstead reported with the warm weather had caused several main breaks. They had repaired a big main break on Smith Street and were now working on a large hole on the Cedar Street / University Drive lot.

Police Chief White reported that the Police Dept. had answered 1512 calls for the month. 804 security checks, 289 traffic stops, 63 log information calls, 55 ambulance, 28 officer investigations and various additional calls. He reminded the council that his department would have two (2) graduating from the academy; just leaving one (1) other officer to go. The new replacement for Labe started this week. He stated that he had started working on the new budget.

Public Works Supervisor Johnny Mercer said his department was still doing the household brush pickup. After April 1, all leaves would need to be bagged in order to be picked up. His department is currently working on ditches along Eastwood. They were continuing to service equipment.

Parks Director Billy Hollowell reported ball season is here. The boy's jamboree is scheduled for Sunday. Girl's season will start later in April. Soccer at the middle school will be opening

in March. Mr. Hollowell wanted to take this time to thank Superintendent Mercer for working making and improving the parking lot up by the t-ball fields. Thanked Superintendent Umstead on providing some sand and gravel as needed as well. Reported that Chief Tucker would come next week to paint the new restroom/ concession building at the t-ball area.

City Recorder Waldrup reported they were still receiving property taxes.

J. Council Reports:

Councilperson Young wanted to remind everyone that Bethel University girls' basketball Team would be playing in the NEIA Tournament.

Councilperson Armpriest said Councilperson McBride had a great article on the Bethel girls' team. She took this time to say how great all the departments worked so well together to make the city run so well. Terrific to watch everyone working together.

Councilperson Alexander said he appreciated all that everyone does.

Councilperson Townes said it was amazing how everyone worked together.

Councilperson McBride responded that he was echoing what everyone had said. It all starts with everyone working together. Wanted to welcome everyone to town and to the NEIA games. Looking forward to the Mulberry soccer complex project.

Councilperson Beeler stated he was thankful for everyone's hard work and was really excited and looking forward to the Mulberry soccer complex coming together.

Mayor Griffin reminded everyone of the meeting on the 21st with Joe Barker and his topic of Today-Tomorrow's Troubles. Also added if anyone was interested, April 9th the review of the master plan for the parks would take place. He took this time to inform council that House Bill 180 was voted down in sub-committee.

- K. With no further business, a motion was made by Councilperson McBride, 2nd by Councilperson Townes to adjourn @ 6:51 p.m.

Motion carries

APPROVED: _____

Ryan Griffin, Mayor

ATTEST: _____

Jennifer Waldrup, City Recorder-City Clerk